



**AGENDA  
CITY COUNCIL  
Work Session – June 17, 2019 5:00 p.m.  
Council Chambers**

*1368 Research Park Dr  
Beavercreek, Ohio*

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. DISCUSSION ITEMS
  - A. Park Master Plan
  - B. Land Use Plan Update
  - C. Tornado Recovery Effort Update
- V. INFORMATIONAL ITEMS
  - A. Rotary Park Update
- VI. COUNCIL COMMITTEE/EVENT UPDATES
- VII. ADJOURNMENT

# DRAFT



## Executive Summary 2019 Parks, Recreation, and Culture Master Plan



June, 2019





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# ACKNOWLEDGMENTS



## 2019 Parks, Recreation, and Culture Master Plan Beavercreek, Ohio

### City Council

Bob Stone, Mayor  
Joanna Garcia, Vice Mayor  
Charles Curran

Melissa Litteral  
Ryan Rushing  
Zach Upton  
Julie Vann

### City Manager

Pete Landrum

### Public Administrative Services

Mike Thonnerieux, Director

### Parks, Recreation, and Culture Department

Kim Farrell, Superintendent  
Erin Harris, Recreation Program Supervisor

Zach Wike, Assistant Superintendent (Beautification)  
Jackie Dell, Administrative Assistant

### Master Plan Steering Committee

Eric Corbitt  
Bob Darden  
Sandy Focht  
Kristina Heaton  
Wendy Kirchoff

Doug Lloyd  
Candi Meyer  
Sandra Pereira  
Ryan Rushing  
Nancy Shields  
Mary Mathieu

### Parks, Recreation & Culture Board

Eric Corbitt, Chair  
Sharon Fulcher

Kristina Heaton  
Candi Meyer  
Dan Tipps, Vice Chair

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## Consultant Team



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June, 2019

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# EXECUTIVE SUMMARY

## THE NEED FOR A PLAN

Beavercreek, located in southwestern Ohio, has a population of approximately 47,600 as of 2018. This population has grown considerably since 1980, and this growth is expected to continue at a steady rate into the future (see Chapter 2 for demographics). The growing population and changes to the makeup of the population have implications to both the current and future needs for parks and recreation in Beavercreek.

Recognizing that the needs of the population should be assessed, City Council and Parks, Recreation, and Culture staff determined that a comprehensive process was needed to determine the future needs of the community, leading to the authorization of this Master Plan. The *2019 Beavercreek Parks, Recreation, and Culture Master Plan* represents the culmination of the master planning process and will provide guidance for parks, recreation, open space, and trails in Beavercreek for the next five to ten years and beyond.

The quality of a community's parks and recreation system is viewed as one of the indicators of the overall quality of life. A recent study, *The Economic Benefits of Land Conservation* by John L. Crompton for the Trust for Public Land, investigated the impact of parks and open space on property taxes. This study indicated that property values were higher for properties near quality parks and open spaces than for similar properties located elsewhere.

Parks provide numerous benefits to the health and wellness of a community. Parks can be an effective component of a strategy to address issues such as poor nutrition, hunger, obesity, and physical inactivity. Living closer to a park leads to higher activity levels, and adolescents with access to a variety of recreation facilities are more physically active and less likely to be overweight. Studies also indicate that a connection to nature can relieve stress, improve interpersonal relationships, and improve mental health.<sup>1</sup> Finally, parks are important because they

can serve as gathering places for the community and can help cultivate community ties, leading to a sense of connectedness that leads to a more livable and desirable community.<sup>2</sup>

## EXISTING CONDITIONS OF PARKS AND RECREATION IN BEAVERCREEK

For many residents, parks provide their primary access to the natural environment, and for all residents, parks provide a variety of natural and active outdoor recreational opportunities. Access to these facilities helps to promote the health and wellness of the community.

Beavercreek offers 617 acres and 33 parks, including two (2) Mini Parks, 10 Neighborhood Parks, and three (3) Community Parks, including Rotary Park, the city's largest park with over 105 acres of land. The city also offers five (5) Special Use Parks, 10 Natural Areas, and three (3) Trailheads. Elementary schools (Beavercreek City School District) offer opportunities that supplement these offerings. Greene County Parks and Trails and other agencies also offers parks in or near Beavercreek.

## Demographic Analysis

A review of demographic and population trends was important to identify present and anticipate future needs for parks and recreation services and facilities. Trends showed an aging and older population for Beavercreek, smaller households, and increasing diversity. This analysis also indicated that the population in Beavercreek will likely continue to grow into the future, including more than 1,300 additional residents (or about 3%) in the next five years. The direction chosen for parks and recreation will determine the availability of opportunities for these residents and will help to enrich the quality of life in Beavercreek.

<sup>1</sup> National Recreation and Park Association, "Health and Wellness," <https://www.nrpa.org/our-work/Three-Pillars/health-wellness/>, (May 14, 2019)

<sup>2</sup> National Recreation and Park Association, "Social Equity," <https://www.nrpa.org/our-work/Three-Pillars/social-equity/>, (May 14, 2019)

## Service Area Analysis (Gaps)

Service areas for types of parks and for individual facilities were mapped to identify “Service Gaps” or underserved areas. Maps were produced showing access to four (4) park classifications and twelve (12) facilities. A composite service areas map (see next page) was created showing the overall level of service for parks and facilities. Dark shades of blue indicate a high level of service for parks and facilities at that location within Beavercreek. Red areas have the lowest level of service to parks and facilities. Approximately 25% of the Beavercreek population live in the highest two categories. Only 30% live in the lowest two categories combined.

Residents near Lofino or Rotary Parks have the highest level of service (High or Medium-High). Much of the northern part of the city has “Medium-Low” or “Low” service levels, while the south is generally characterized by “Medium-High” or “Medium” service levels. The table below shows the percentage of the population by service level.

Service Level (Rank)	Population	Cumulative Population
High (80%-100%)	0%	0%
Medium-High (60%-80%)	24%	25%
Medium (40%-60%)	45%	70%
Medium-Low (20%-40%)	22%	92%
Low (0%-20%)	8%	100%

## A CITIZEN DRIVEN PLAN

As the purpose of this plan is to address the needs of the community, a primary focus of the planning process was to identify those needs. A number of methods were utilized to determine the needs and desires of Beavercreek residents for parks and recreation facilities and programs. The summary below indicates the many ways the public was involved throughout this process.

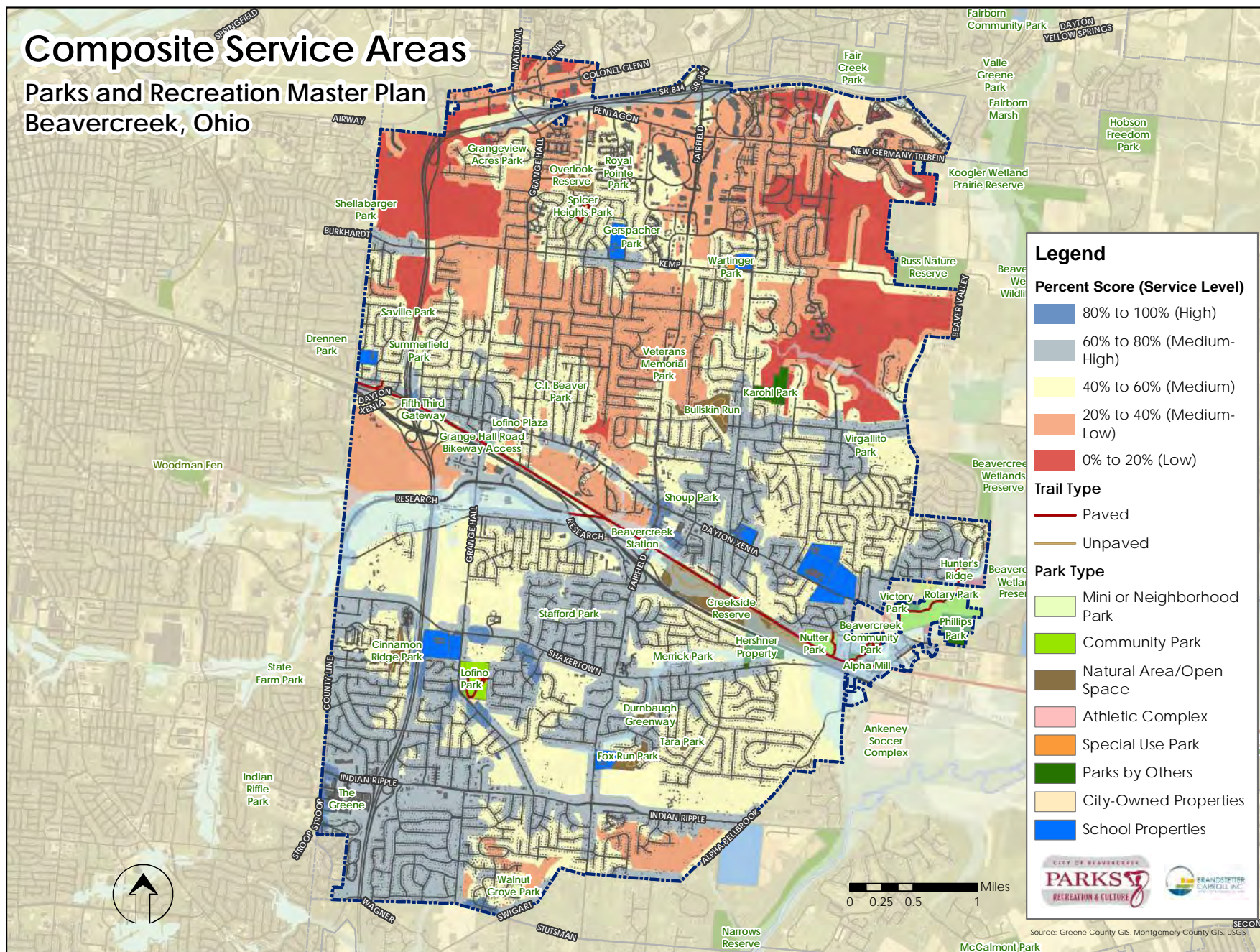
### Engagement Summary

- Public Workshop – Open House
  - Stakeholder Groups (15)
  - Event
  - Dollar Voting
  - Surveys (2)
  - Online Engagement (MindMixer)
1. Open house on September 20, 2018 to introduce the project and solicit feedback from the community – follow-up opportunities provided at the Lofino Center
  2. Meetings with stakeholder groups representing (August 9-10 and September 19, 2018):
    - City Council
    - Parks, Recreation, and Culture staff
    - Youth Development Committee
    - Tree Advisory Board
    - Bikeway and Non-Motorized Transportation Advisory Committee (BANTAC)
    - Park Board
    - Senior Advisory Committee
    - Sports Groups
    - Beavercreek Youth Softball Association (BYSA)
    - Beavercreek Fast Pitch Association (BFA)
    - Beavercreek Soccer Association (BSA)
    - Beavercreek Youth Football and Cheer
    - Beavercreek Community Athletic Association (BCAA)
    - Eager Beavers Football
    - US Specialty Sports Association
    - Beavercreek Lacrosse
    - Partner Organizations
    - Popcorn Festival
    - Beavercreek Community Theatre
    - Greene County Council on Aging
    - Cultural Arts Connection
    - Beavercreek Chamber of Commerce
    - Beavercreek Historical Society
    - Beaver Creek Wetlands
    - Dayton Raiders
    - Owens Place
  3. A booth setup at the Movie in the Park Event at Lofino Park to allow attendees to provide input (August 10, 2018)
  4. “Voting with Dollars” at events and public workshop (126 participants)
  5. A statistically valid needs assessment survey conducted by the ETC Institute that was completed by 464 households
  6. A handout and web survey that was completed by 1,153 residents



# Composite Service Areas

## Parks and Recreation Master Plan Beavercreek, Ohio



## WHAT BEAVERCREEK RESIDENTS SAID

Information gathered from these public input methods was used to identify the needs of Beavercreek residents. A brief summary of the findings is described below.

### Community Meetings

Most discussed topics included:

1. Splash pad
2. Trails
3. Rec center/indoor facilities
4. More programs
5. Conservation/preservation
6. Active adults (55+)
7. Gyms
8. Outdoor pool/aquatic center
9. Fitness programs

### Dollar Voting

Participants at the Movie in the Park event and the public workshop were asked how they would allocate \$1000 among different types of parks and recreation facility improvements in Beavercreek. The responses ranked as follows:

Action (Box Title)	Total
Develop a new sprayground/splash pad	\$22,900 18%
Upgrade existing parks and facilities	\$14,400 11%
Develop indoor game courts and gyms	\$14,200 11%
Acquire and preserve open space, natural and historic areas	\$13,900 11%
Build new walking and biking trails	\$13,100 10%
Build new athletic fields	\$10,900 9%
Expand programs and special events	\$9,200 7%
Build new parks (including acquisition)	\$7,400 6%
Other	\$20,200 16%
<b>Total</b>	<b>\$126,200</b>

### Stakeholder Groups

Most discussed topics included:

1. Partnerships with Parks, Recreation, and Culture
2. Volunteers needed
3. Central calendar
4. Teen programs/activities

5. Water access/irrigation
6. Field improvements, meet current needs
7. Indoor facilities/recreation center
8. Better communication/marketing
9. Improve/add restrooms
10. Trails connecting parks
11. Artificial turf fields

### Statistically Valid Mail Survey

Eighty-five percent (85%) of residents visited a park in Beavercreek over the past year, and 58% of these residents visited parks more than 10 times. Rotary Park was the most visited park (59% reporting visiting), followed by Shoup Park (42%), and Lofino Park (41%).

The top reasons for not using parks more often included:

- Do not know what is offered (37%)
- Do not have time (30%)
- Do not know locations of facilities (30%)

The improvements households would most like to see to existing parks included:

- Restrooms (57%)
- Trails (46%)
- Shade (37%)
- Drinking fountains (37%)
- Natural areas (36%)
- Trees and landscaping (30%)

The most important parks and recreation facilities for households were (sum of top four choices):

- Walking and hiking trails (49%)
- Natural areas/nature parks (33%)
- Small neighborhood parks (32%)
- Bike trails (28%)

The results of the most important facilities were combined with the reported unmet needs to determine the top 6 priorities for investment:

1. Walking & hiking trails
2. Indoor swimming pools/water parks
3. Outdoor swimming pools/aquatic centers
4. Small neighborhood parks
5. Recreation/community center
6. Natural areas/nature parks



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The most important parks and recreation programs for households were:

- Adult fitness and wellness (35%)
- Summer concerts (28%)
- Nature programs (27%)
- Programs for persons ages 50+ (25%)

The results of the most important programs were combined with the reported unmet needs to determine the top 4 priorities for investment:

1. Adult fitness & wellness programs
2. Summer concerts
3. Nature programs
4. Programs for persons ages 55+

## Key Findings (all methods)

Results indicate that the community desires:

- More and better-connected trails, including unpaved trails
- Upgrades and maintenance to existing parks
- More/better restrooms
- An outdoor pool or aquatic center
- More shade
- Improved marketing and communication
- A dog park
- More concerts and community events
- A recreation center – gyms/game courts, fitness facilities and programs
- An indoor pool
- Preservation of natural areas and open space
- Improvements to athletic fields and better utilization of existing fields
- Safety and security improvements
- Picnic opportunities
- More programs, most notably adult fitness & wellness programs, programs for persons aged 55+, summer concerts, and nature programs

## VISION, MISSION, AND VALUES FOR PARKS AND RECREATION IN BEAVERCREEK

### Mission

To deliver recreational experiences that enhance quality of life

### Vision

Building a happy and healthy community by connecting people to quality parks, engaging programs, and unique events

### Values

**Connectivity:** We will facilitate connectivity of the community through parks and programs, helping to inspire pride and community identity through shared experiences. Safe trails will connect the community to parks, schools, neighborhoods, and other gathering places.

**Health & Wellness:** We will encourage healthy activities and lifestyles through our parks, facilities, and programs. We will inspire improved fitness and wellbeing for residents, visitors, and businesses.

**Safety:** We pledge to provide a safe and clean environment at parks and trails through proactive maintenance. We aspire to provide sufficient supervision to assure the safety of users and security of facilities.

**Inclusion:** We believe everyone should have convenient access to a broad range of parks, facilities, and programs. We are committed to removing barriers and ensuring everyone in Beavercreek is welcomed and able to enjoy a variety of experiences.

**Collaboration:** We are committed to fostering public involvement, teamwork, and mutually beneficial partnerships to improve parks, recreation, and culture activities. We understand that collaboration is necessary to maximize these opportunities.

**Leadership:** We will lead with integrity, using parks, recreation, and culture to improve quality of life in the community. Leadership requires civic engagement and marketing of opportunities in Beavercreek and demands responsible management of both financial and natural resources.

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## GOALS & OBJECTIVES

The following goals and objectives will guide the operations, improvements, and services in parks and recreation in Beavercreek over the next five to ten years.

### Goal 1: Quality Parks and Facilities - Balance

Provide a variety of parks that take advantage of existing assets and develop modern facilities that serve as destinations for community recreation

**Inclusion:** Develop accessible and enticing park features in response to community desires

**Sports:** Provide up-to-date venues for team and individual sports

**Support:** Ensure availability of amenities that ensure equal access needed for extended enjoyment of parks

**Land Management:** Acquire, develop, and conserve parkland to ensure open space for future generations with a balance between developed and natural areas

### Goal 2: Improved Connectivity

Increase connectivity between parks, nature, and the community

**Gathering Spaces:** Offer attractive and welcoming amenities that promote a sense of community and attract visitors

**Nature:** Provide connections between the community and the natural environment

**Trails:** Develop safe trails to encourage community connectivity, fitness, and recreation

### Goal 3: Attractive Programs and Quality Experiences

Offer a variety of recreational programs and events for users of all ages and abilities

**Community Impact:** Contribute to health, wellness, culture, and enjoyment through parks and programs

**Accessibility:** Ensure the availability of convenient, affordable programs and events to meet the evolving needs of the diverse population

**Innovation:** Provide creative programs and events that respond to trends and reflect community desires

### Goal 4: Effective Management and Efficient Operations

Utilize efficient, proactive management of staff and fiscally sound strategies to promote an informed population and a safe environment at parks

**Workforce:** Develop an efficient organization of valued staff and volunteers

**Finances:** Implement operational practices and funding strategies to maximize the quality and effectiveness of parks, facilities, and programs

**Engagement:** Raise awareness of parks and programs, determine needs, and identify barriers to park experiences

**Cooperation:** Foster partnerships to meet the current and future needs of parks, recreation, and culture

**Maintenance:** Ensure adequate maintenance and equipment replacement policies and procedures to promote safe parks and facilities

## SYSTEMWIDE RECOMMENDATIONS

The Public Input (Chapter 4) and Needs Assessment (Chapter 5) were used to establish the overall priorities for improvements to parks in Beavercreek. The following items are the top priorities for park improvements as determined by the master planning process and consultation with the steering committee.

1. Improve maintenance at existing parks
2. Add support features throughout the park system such as shade structures, drinking fountains, security cameras and lighting, and trees/landscaping
3. Replace outdated and deteriorated playgrounds throughout the city and include unique or themed features at each park
4. Add picnic shelters at existing and future parks
5. Perform an ADA Accessibility Assessment of all facilities, programs, and communications (by an outside consultant)
6. Prepare Park Master Plans for Bullskin Run Park, Cinnamon Ridge Park, E.J. Nutter Park, Fox Run Park, Stafford Park, Summerfield Park, Virgallito Park and Ankeney Soccer Complex.
7. Continue to implement the non-motorized recommendations of the 2019 Thoroughfare Plan to improve connectivity throughout Beavercreek
8. Add paved trail loops within existing parks that lack this facility and in any future parks

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9. Develop Bullskin Run as a passive Community Park to fill service gaps for park facilities in this area in northern Beavercreek
  10. Add outdoor fitness equipment at select parks to expand opportunities for improved community health
  11. Develop a sprayground at Lofino Park to provide better access to aquatic facilities in Beavercreek
  12. Develop a dog park at Virgallito Park (or alternate location) to provide a place for dogs to go unleashed and for dog owners to gather
  13. Restore natural areas including floodplains at existing and future parks to provide educational opportunities, wildlife habitat, and to reduce maintenance requirements
  14. Pursue a location to develop a recreation center with gym space to help meet the unmet need for programs that require this type of facility
  15. Add stage roof and event infrastructure to Lofino Park amphitheater to allow for additional and enhanced program opportunities
  16. Schedule more special events and cultural offerings to bring the community together and encourage unity
  17. Expand marketing of programs and facilities to improve awareness of existing and future

opportunities

18. Develop a capital maintenance and replacement program
19. Revive the Beavercreek Parks Foundation to raise funds and recruit and organize volunteers
20. Seek opportunities to expand partnerships with local organizations to improve access to recreation facilities and programs

This master plan provides capital improvement recommendations for each park in Beavercreek. These recommendations with cost estimates can be found in Chapter 8.

## ACTION PLAN

The *2019 Beavercreek Parks, Recreation, and Culture Master Plan* includes a detailed Action Plan with 141 strategies. These strategies, which can be found in Chapter 9, represent specific actions for Parks and Recreation and the City of Beavercreek to take to implement this plan.



REC

CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT

Meeting Date: June 17, 2019	Reference Topic
Agenda Reference No. IV. B.	Land Use Plan Update

ACTION REQUESTED		
<input type="checkbox"/> Approval	<input type="checkbox"/> Disapproval	<input type="checkbox"/> Table
<input checked="" type="checkbox"/> Review and Comment	<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Other

**From the City of Beavercreek Land Use Plan:**

*"A Land Use Plan (LUP) is a guide for Planning Commission and City Council to help both decision-making bodies decide what is the anticipated most appropriate use for a specific parcel of land. It is intended to communicate to residents, citizens, property owners, and developers the type of development that the City envisions considering for any land area within the City. The main idea of the plan is to promote and support community health, safety and general well-being through balanced community development.*

*The most appropriate anticipated use for any given tract of land may not be the highest use possible and may not be the use that the property owner would desire. The existing use of surrounding land, the type of roadway on which the tract of land is situated, the character of the property itself, the distance of the tract from major traffic arteries, and the potential impact of various uses that could be placed on the tract are all examined in establishing the future land use for the property. The potential economic return to the property owner for various types of uses is not a consideration in land use plans....*

***A Land Use Plan is a dynamic document that may change over time as the community develops and conditions change. It is also dynamic in that Land Use Plan boundaries are general and approximate and are intended to give only a general location of various use categories rather than the specific, legally described and adopted boundaries of a zoning district."***

The most recent update to the Land Use Plan was approved in October of 2015, keep a 5-year renewal window intact, we are beginning the process of the 2020 Land Use Plan update.

Attached is a copy of the existing Land Use Map, and we are asking City Council to review the map and give some initial feedback and identify any areas you may want to have staff take a look at for reclassification. The classifications, definitions, and other parameters of those classifications are also subject to review change. Attached are definitions of each of the land use classifications for your convenience.

Thanks

Randy Burkett

# Land Use Classifications

## Introduction

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Land Use Plans require universal language in order to allow for the effective communication of land development concepts, usually in the form of generalized land use categories that encompass specific types of uses of different intensity. Eleven (11) land use categories are used in the Land Use Plan for the City of Beavercreek:

- Open Space -Recreation (Public)
- Open Space - Recreation (Private)
- Public Facility
- Low Density Residential (up to 3.01 du/ac)
- Medium Density Residential (up to 5.51 du/ac)
- High Density Residential(up to 9.51 du/ac)
- Office
- Neighborhood Commercial - Neighborhood Office
- Community Commercial - Community Office
- Regional Commercial - Regional Office
- Research and Development- High Tech Manufacturing

This chapter defines the various land use categories and generally discusses location requirements respective of the types of uses within each category.

## Open Space/Recreation/Public or Private Classification

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Open Space/Recreation-Public, Open Space/Recreation-Private, and Public Facility categories are intended to represent a current inventory of public land, public parks and public and private recreation sites, environmentally critical areas, such as floodways, passive open space designed to control and direct growth, and property owned and used by the City of Beavercreek.

The activity-oriented uses represented by the Open Space/Recreation/Public or Private categories include public parks, public/private golf courses, public/private recreation facilities, and city-owned facilities. The land area included in this category is descriptive rather than prospective; i.e., the land is currently used for the category. City facilities and

lands are included in the category in recognition that land uses necessary for the operation of a city may not neatly fit into a future land use plan. Therefore, the city properties, for example in Alpha and on Research Park Drive, will be developed according to their intended use and the needs of the City, and not as open space and recreation.





## General Residential Classification

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For the purpose of the Land Use Plan, residential development has been categorized into three groups according to density: Low Density Residential, Medium Density and, High Density. Gross density, as defined in the Zoning Code is used to differentiate the residential densities described in this section. Future development is not prohibited from developing at a lower density level than is specified by the range indicated by the Land Use Plan and Map for a particular area of the city. For purposes of the Land Use Plan, Low Density Residential is less than 3.01 dwelling units/acre and Medium Density Residential is less than 5.51 dwelling units/acre. High Density Residential is less than 9.51 dwelling units/acre.

Residential development within the City should preserve or attempt to create a completely unified neighborhood, having safe, convenient access to school, places of religious assembly, and park sites.

In considering applications for development of projects that consist of elderly assisted living units and/or senior apartments, the Planning Commission and City Council may approve developments which exceed the density limits if it is determined that the project impact is less than a non-elderly project.

## Single Family Residential Classification

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Low Density Residential development should occur at densities of less than 3.01 dwelling units per acre. Dwelling types may be single family, two-family, and/or multi-family development at appropriate locations, as long as they meet the overall density requirements.





## Medium Density Residential Classification

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Medium Density Residential development describes areas allowing less than 5.51 dwelling units per acre. Dwelling types may be single family, two-family, and/or multi-family development at appropriate locations, as long as they meet the overall density requirements. Public water supply and sanitary sewer service are required for areas designated for Medium Density Residential development.





## High Density Residential Classification

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The High Density Residential designated areas are for development at densities less than 9.5 dwelling units per acre. Dwelling types may be single family, two-family or multiple-family structures, as long as they meet the overall density requirements. Both public water supply and sanitary sewer service are required for areas designated for High Density Residential. Many, if not all, are recommended for processing as Planned Unit Developments.



## Office Classification

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The Office land use designation is intended to provide areas for concentrations of office-type uses primarily in an office park setting or a cluster of individual office structures.

Although the Neighborhood-Commercial/Neighborhood-Office, Community-Commercial/Community-Office and Regional Commercial/Regional-Office land use designations all would permit office uses, this category has been developed specifically for those areas where the use of land for office is appropriate but the addition of commercial and retail uses would not be ideal as the primary use for the given area. The office designation therefore is intended to serve several purposes.

The first purpose of the Office designation is to provide areas of transition between more intensive non-residential uses and the less intense residential uses. Office designation is also applied to areas that are not conducive to either residential or commercial uses because of limitations of access.



Office type uses that are appropriate for this given designation of land use, include business parks, office parks, individual office uses (under certain circumstances) and certain small facilities incorporating small area warehouse and distribution with office functions.

## Commercial Classification

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A well-balanced system of planned commercial sites is an integral element in the overall economic health of the City of Beavercreek. Commercial developments should occur at strategic locations along the transportation network, which provide direct and/or convenient access to and from respective commercial centers. When developing either along existing commercial corridors, or designing new commercial centers, every effort should be made to limit the number of direct curb cuts onto the public transportation network. The use of shared access roads, typically parallel to public thoroughfares, is highly encouraged.

Commercial/Office development is categorized into three (3) distinct groups that are functionally different in intensity. They are: Neighborhood-Commercial/Neighborhood-Office, Community-Commercial/Community-Office and Regional Community/Regional-Office. Each type possesses a unique set of location requirements with respect to market area, accessibility, and relationship to surrounding land uses.

Public water supply and sanitary sewer service must be available to commercial sites at the time they are developed since commercial development often stimulates additional surrounding commercial activity and higher densities of residential development at adjacent locations.



## Neighborhood-Commercial/Neighborhood-Office and Community-Commercial/Community-Office Classification

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### Neighborhood-Commercial/ Neighborhood Office

Neighborhood-Commercial/Neighborhood-Office developments generally are small projects containing uses that are intended to provide for the daily needs of residents that live nearby. They typically include: daycare centers, restaurants, grocery stores, drug stores, barber and beauty shops, laundries, dry cleaners, gas stations, florists, and other similar types of businesses offering everyday convenience goods and personal services. In some instances it may be appropriate to mix uses of residential within areas that are classified as Neighborhood-Commercial/Neighborhood-Office.



### Community Commercial/ Community Office

Community-Commercial/Community-Office developments are geared toward a market the size of the entire City, and provide a broader range of merchandise and comparative shopping opportunities, in addition to convenience-type retail and service establishments that are usually found in Neighborhood Commercial/Neighborhood Office developments. Within this classification, offices for professional and personal services, such as: lawyers, doctors, dentists, realtors, insurance, etc., should be encouraged.



## Regional Commercial/Regional Office Classification

Regional Commercial developments provide a full range and variety of all aspects of commercial activity, oriented around one or more major department stores. These types of development typically have a market area spanning a multi-county metropolitan region. Regional Commercial developments provide complete comparison shopping goods and services. Because of this characteristic, its customer drawing power stems from its capacity to offer complete shopping facilities as a form of entertainment experience. This attraction extends its trade area by 10-15 miles, and in some cases up to 50 miles, modified by the factors of competitive facilities and travel-time, compared to other similar facilities in the region with relation to point of origin of patrons.

Within this classification, offices of regional size should be encouraged as a land use of like intensity. The office park is an emerging type of commercial land development. It may not be merely a freestanding suburban office building, but a cluster of office structures having characteristics of

mixed use developments. Non-retail services such as hotels, arenas/ amphitheaters, and conference centers should also be anticipated. Therefore, they should be located along arterial roads located at or near freeway interchange access.





## Research and Development - High Tech Manufacturing Classification

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This category includes research and development uses, as well as general high technology manufacturing operations, offices and warehousing, and light industrial uses. Collectively, these uses lend themselves toward the design of research and business park employment centers.

This type of development requires public utilities, such as: three-phase electric power, gas, water supply and wastewater disposal. The availability and capacity of such utilities is a major factor in the attractiveness to develop properties within this land use category.

Research and Development-High Tech Manufacturing areas should be located within easy commuting time of the labor force and possess excellent access to the many methods of transportation required to ship raw materials and finished products. Sites should be a reasonable

distance from intersections of regional network thoroughfares that in turn access major highways via interchanges. Sites should be located so that trucks and employees do not travel through residential or commercial areas, but rather along the periphery of those urban uses of the community, in accessing a freeway arterial.

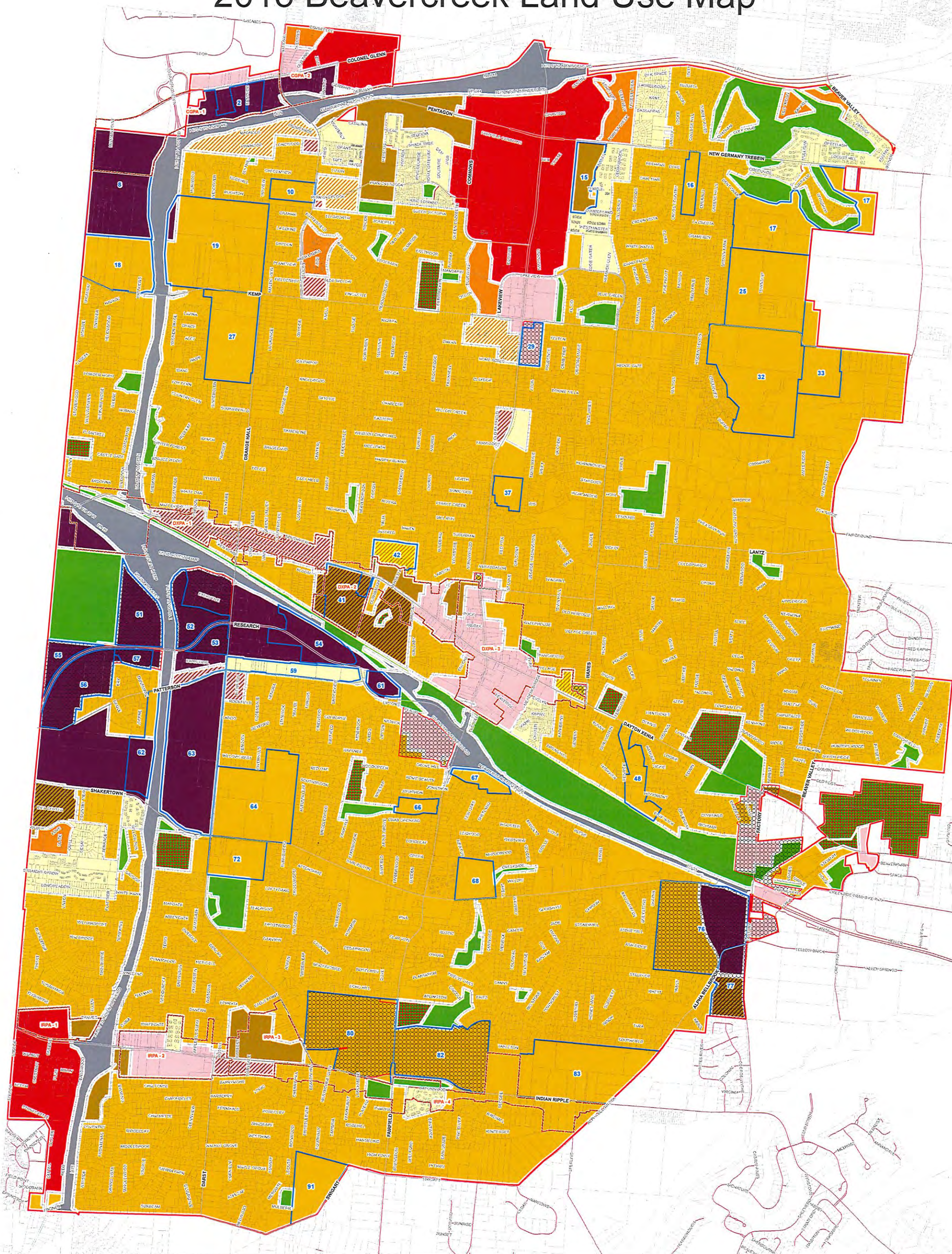


Adequate physical separation between Research and Development- High Tech Manufacturing and other land uses, especially Residential, should be provided whenever possible. Highways, parks and recreation facilities, or natural physical features such as creeks and changes in topography should be encouraged to be used as buffers whenever possible. Buffers also restrict the encroachment into such designated areas by residential, commercial, or other land uses.

Within the Research and Development- High Tech Manufacturing classification, a multitude of uses may be appropriate, including laboratories, office space and ancillary retail. Light manufacturing may be appropriate in these areas when the use is completely enclosed within a building without significant negative external effects experienced beyond property boundaries. Specific use designations require understanding of the potential ambient effects associated with each type.



# 2015 Beavercreek Land Use Map



**Legend**

City Boundary	Neighborhood Commercial - Office	Regional Commercial/Office
2015 Corridor Planning Areas	Neighborhood/Community Commercial/Office	Research & Development/Office/High Tech Mfg.
Vacant Planning Areas (VPAs)	Office	Research Commercial
Planned Development Areas (PDAs)	Office-Medium Density Residential	Research and Office
High-Density Residential (Less than 9.50 du/Ac)	Open Space/Recreation/Private	Residential Office
Medium-Density Residential (Less than 5.51 du/Ac)	Open Space/Recreation/Public	Right of Way
Low-Density Residential (Less than 3.01 du/Ac)	Public Facility	



# Memo

**To:** Pete Landrum, City Manager *PEL*  
City Council  
**From:** Kim Farrell, CPRP, Park Superintendent  
**Date:** June 13, 2019  
**Re:** Rotary Park

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The current Rotary Park Agreement is due to expire on December 31, 2019. Per the agreement, Term Of Agreement: *The term of this Lease Agreement shall commence on January 1, 2019 for a period of one (1) year. In the year 2020, Rotary Park land, equipment, and capital improvements are to be deeded and transferred to the City as provided herein, and at the request of the City any money left in the Township's 4903 (Land Acquisition and Improvement Fund) shall be donated to the City or used by the Township to pay all or portion of the paving project cost.*

It was mutually agreed upon with the Township and City, that if the Park Levy was successful the City will request a deed transfer for Rotary Park. Staff will begin working with the Township to transfer Rotary Park to the City and an agreement will be worked out with Greene County Commissioners to lease the back portion of the land belonging to them.



**CITY COUNCIL**  
**Regular Meeting – June 24, 2019 6:00 p.m.**  
**Council Chambers**

1368 Research Park Dr  
Beavercreek, Ohio

**PROCLAMATIONS**

- ◆ Parks and Recreation Month, July

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Upton
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. ORDINANCES, RESOLUTIONS AND PUDS
  - A. Ordinance 19-08 Charter Amendments (Third Reading)
  - B. Ordinance 19-09 Repealing Current Section 31.01 and Adopting New Section 31.01 and Repealing Current Section 31.17 (Third Reading)
  - C. Ordinance 19-10 Repealing Current Section 35.17 and Section 35.18 and Adopting New Section 35.17 and Section 35.18 (Third Reading)
  - D. Ordinance 19-11 PC 19-3 2019 Thoroughfare Plan Update (Second Reading)
  - E. Ordinance 19-12 Additional Appropriations (Single Reading)
  - F. Resolution 19-\_\_\_ Park Master Plan
  - G. Resolution 19-\_\_\_ City Manager Contract Extension
  - H. Resolution 19-\_\_\_ 2020 Census Support
- VII. COUNCIL TIME
- VIII. MAYOR'S REPORT
- IX. CITY MANAGER'S REPORT
- X. CITIZEN COMMENTS
- XI. ADJOURNMENT





**CITY COUNCIL**  
**Regular Meeting – July 8, 2019 6:00 p.m.**  
**Council Chambers**

1368 Research Park Dr  
Beavercreek, Ohio

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Vann
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. PUBLIC HEARING – Z-19-1 Specht Rezoning
  - A. Applicant Presentation
  - B. Staff Presentation
  - C. Public Input
  - D. Council Input
  - E. Ordinance 19-\_\_\_\_\_
- VII. PUBLIC HEARING – PUD 06-3 SSP #4 Homestead Village
  - A. Applicant Presentation
  - B. Staff Presentation
  - C. Public Input
  - D. Council Input
  - E. Motion
- VIII. PUBLIC HEARING – 2020 Tax Budget
  - A. Staff Presentation
  - B. Public Input
  - C. Council Input
  - D. Resolution 19-\_\_\_\_\_
- IX. ORDINANCES, RESOLUTIONS AND PUDS
  - A. Ordinance 19-11 PC 19-3 2019 Thoroughfare Plan Update (Third Reading)
- X. COUNCIL TIME
- XI. MAYOR'S REPORT
- XII. CITY MANAGER'S REPORT
- XIII. CITIZEN COMMENTS
- XIV. ADJOURNMENT

# PLANNING DEPARTMENT STATUS REPORT

*June 11, 2019*

## CITY COUNCIL

### June 24, 2019

- PC 19-3, Thoroughfare Plan, public hearing, second reading

### July 8, 2019

- PC 19-3, Thoroughfare Plan, public hearing, third reading
- PUD 06-3 SSP #4, Homestead Village, public hearing
- Z-19-1, Specht Rezoning, R-PUD to R-1A, public hearing, first reading

### Tabled / Delayed / Pending

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### PLANNING COMMISSION

- PUD 18-4 SSP #2, Harbert Drive Self Storage, public hearing
- PUD 88-21 MOD 6/19, Major, Marriott Dual-Brand Hotel, public hearing
- PC 19-4 CU, Dean's Plumbing
- PUD 97-1 MOD 6/19, Minor, Fifth Third Bank
- PUD 17-3 MOD 6/19, Minor, Cedarbrook Farms

### Tabled / Delayed / Pending

- PC 19-2 ASRA, Zip's Car Wash, public hearing (Tabled indefinitely)

### Commercial Permits Submitted and Under Review

- Dollar General
- Noah's Event Venue
- Dunkin Donuts



**BOARD OF ZONING APPEALS**

June 12, 2019

- V-19-3, Brian Sherman, 1191 Fudge Drive

Currently Tabled or Delayed

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